

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2013092021Project Title: West Jackson Highway Master PlanLead Agency: Sacramento CountyContact Name: Julie NewtonEmail: newtonj@saccounty.govPhone Number: 916-876-8502Project Location: Sacramento
City County

Project Description (Proposed actions, location, and/or consequences).

A Master Plan to create two District Plan Areas (District 1 and District 2) (approximately 5,913 acres) and three Future Planning Areas (FPA). The Master Plan will require amendments to the Sacramento County General Plan and the Cordova and Vineyard Community Plans. The Project includes a rezone to Special Planning Area for District 1 and District 2. Within Districts 1 & 2, the Project includes a range of land uses, including: very low density residential (01-4.0 units/acre), low density residential (3-8 units/acre), medium density residential (7-18 units/acre), high density residential (20-30 units/acre), mixed use (20-30 units/acre), commercial, employment, industrial, parks/open space, schools (three elementary schools and one middle/high school), institutional and major roadways. The properties within the FPAs will not be rezoned as a part of this Project; it is anticipated that the landowners in the FPAs will initiate Specific Plans in the future, consistent with the Master Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Aesthetics - Degradation of existing character; new sources of light and glare- mitigation included for enhanced lighting standards 2. Agricultural resources - Conversion of farmland - mitigation included for 1:1 preservation of farmland Air quality - criteria air pollutants - mitigation included for reduction in criteria air pollutants, AQMP to address operational impacts; TACs - mitigation includes land use siting standards 3. Airports - exposure to noise levels - mitigation included for noise attenuation and acoustical testing within noise contours 4. Biological resources - mitigation included to reduce impacts to special status species, trees, HCP consistency 5. Climate change - generation of GHG emissions - mitigation included for construction and operational GHG reduction 6. Cultural resources - mitigation included to address impacts to historic resources and to conduct archaeological surveys for archaeological resources 7. Geology and soils - mitigation included to address liquefaction remediation of former wash water ponds, erosion protection on exposed slopes of former mining areas, and on-site training to address inadvertent discoveries of paleontological resources 8. Hazardous materials - mitigation includes conducting Phase 1 assessments and developing a hazardous materials handling plan in the event of hazardous materials on site. 9. Hydrology- mitigation includes project-specific drainage studies to demonstrate consistency with the project drainage plans. 10. Noise - mitigation included for construction control and noise attenuation. 11. Traffic - mitigation includes participation in implementation tool for roadway improvements. 12. Tribal cultural - mitigation includes tribal surveys, monitoring, and/or repatriation in unsurveyed areas of the plan area.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns raised through comments submitted on the Notice of Preparation for the project include:

- location of residences and schools in proximity to established agricultural uses,
- potential to increase vehicle miles traveled on State Route 16,
- potential for project-generated traffic to disrupt interregional travel,
- provision of public transit and opportunities to improve bicycle and pedestrian facilities,
- consistency with the City of Sacramento's planned transportation infrastructure and the transportation diagram in the Sacramento Area Council of Governments' adopted Metropolitan Transportation Plan,
- the appropriate mix of residential densities,
- dedication of adequate community park lands,
- potential for off-site impacts associated with the extension of infrastructure, and
- necessary electrical infrastructure.

Expansion of the Urban Policy Area and contemplation of development that is not within identified infill areas

Other key areas of concern identified during the outreach process for this project have related to traffic generation and congestion, and associated greenhouse gas emissions, as well as consistency with the Airport Land Use Plan for Mather Airport.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies may include: US Army Corps of Engineers, US Fish and Wildlife Service, the California Department of Transportation, the California Department of Fish and Wildlife, the South Sacramento Conservation Agency, the Central Valley Regional Water Quality Control Board, SMUD, Sacramento Area Sewer District, Sacramento County Water Authority, Cordova Recreation and Park District, Southgate Recreation and Park District, Sacramento Metropolitan Air Quality Management District, Elk Grove USD, the Central Valley Flood Protection Board, and Cal American Water.